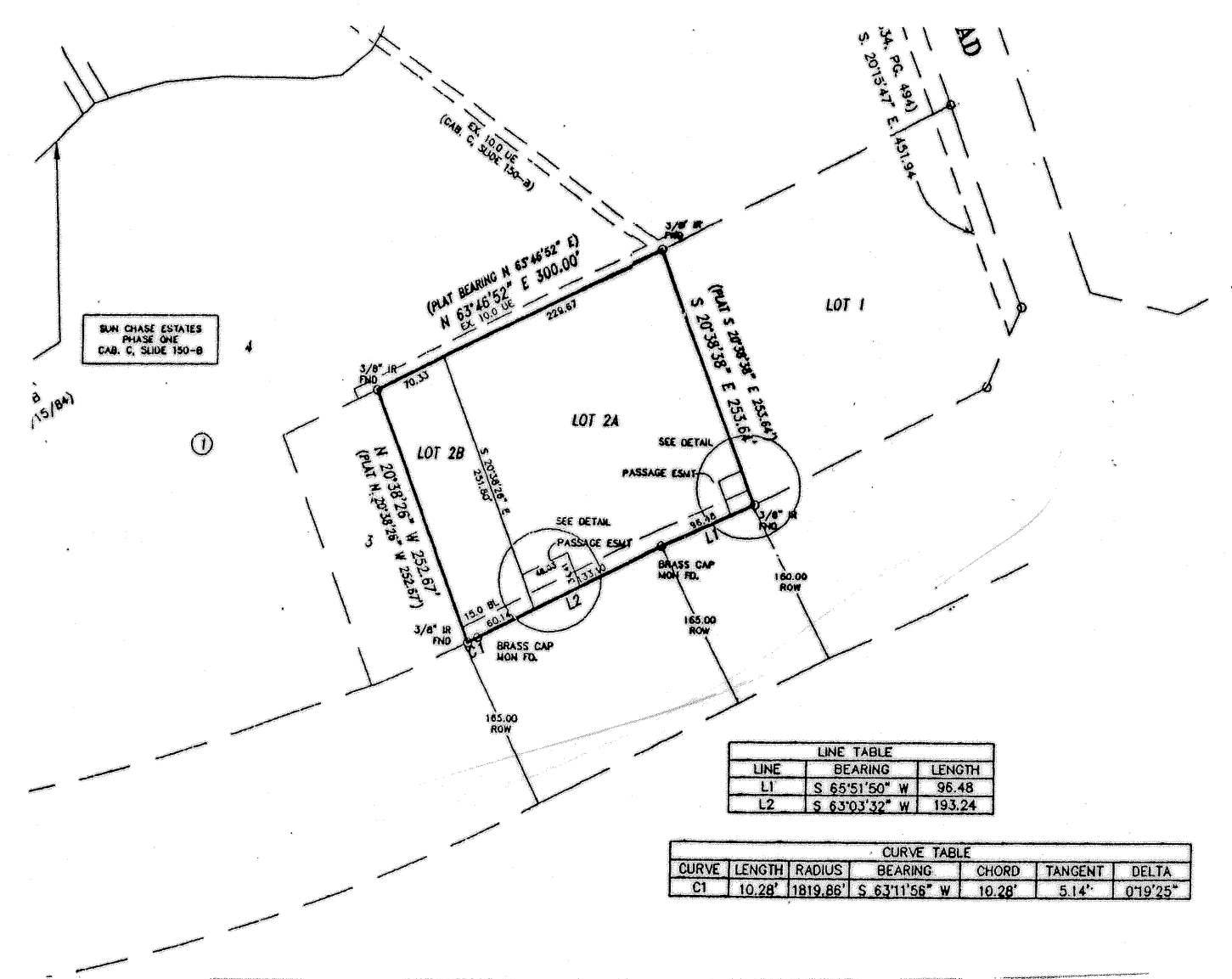
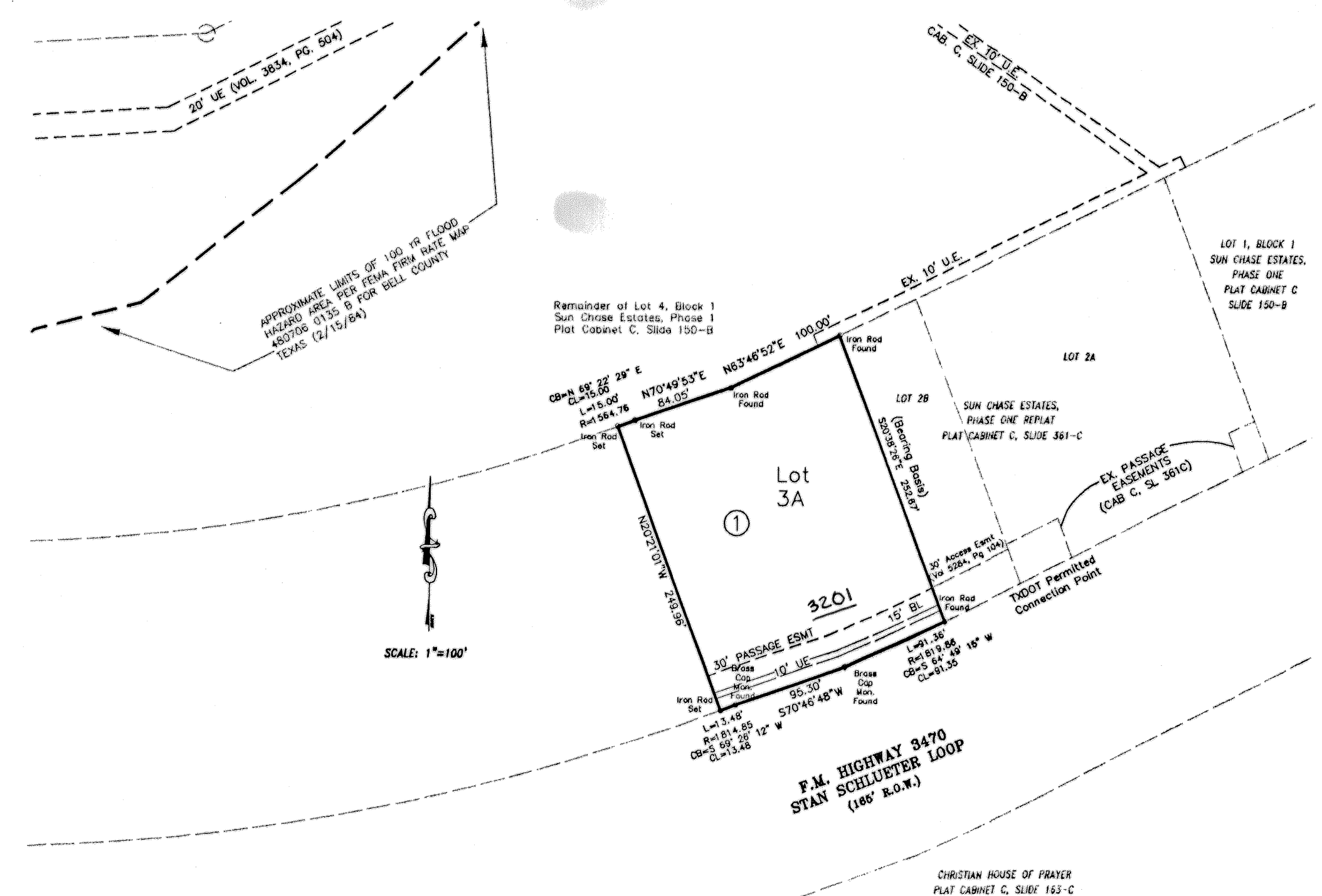


INSET 'A'
SUN CHASE ESTATES, PHASE ONE
CABINET C, SLIDE 150-B
N.T.S.



INSET 'B'
SUN CHASE ESTATES PHASE ONE REPLAT
BEING A REPLAT OF LOT 2, BLOCK 1,
SUN CHASE ESTATES PHASE ONE
CABINET C, SLIDE 361-C
N.T.S.



NOTES:
1. THIS TRACT IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY AS INTERPOLATED FROM PANEL NO. 480706 0135 B DATED FEB. 15, 1984, F.I.R.M., BELL COUNTY, TEXAS.
2. ACCESS TO FM 3470 AND ANY WATER RUNOFF ONTO FM 3470 MUST BE PERMITTED BY TXDOT.

KNOW ALL MEN BY THESE PRESENTS, that Carothers Abstract & Title Co., whose address is P.O. Box 279, Copperas Cove, Texas 76522, being the sole owner of that certain 1.148 Acre tract of land in Bell County, Texas, part of the Robert Cunningham Survey, A-199, which is more fully described in the dedication of SUN CHASE ESTATES, PHASE ONE AMENDED, BEING A REPLAT OF LOT 3, BLOCK 1 AND A PART OF LOT 4, BLOCK 1, SUN CHASE ESTATES, PHASE ONE, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas, does hereby adopt said SUN CHASE ESTATES, PHASE ONE AMENDED, BEING A REPLAT OF LOT 3, BLOCK 1 AND A PART OF LOT 4, BLOCK 1, SUN CHASE ESTATES, PHASE ONE, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

Joe Carothers
Joe Carothers, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 21st day of January, 2004 by Joe Carothers.

Kathleen L. Kerschner
Kathleen L. Kerschner
Notary Public
STATE OF TEXAS
My Commission
Expires 02/18/2007

Kathleen L. Kerschner
Kathleen L. Kerschner
NOTARY PUBLIC, STATE OF TEXAS

Approved this 12th day of April, 2004 by the Planning and Zoning Commission of the City of Killeen, Texas.

Carol J. Smith
Carol J. Smith
Chairman, Planning and Zoning Commission

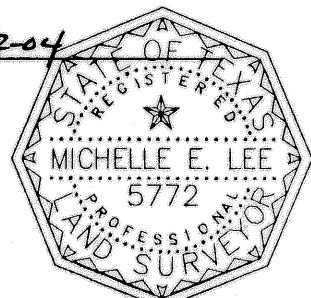
Samela Smith
Samela Smith
Secretary, Planning and Zoning Commission

FILED FOR RECORD this 28th day of May, 2004 A.D.
Cabinet C, Slide 390-C, Plat Records of Bell County, Texas.
Dedication Instrument in Volume 5383, Page 485, Deed Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas. This subdivision, SUN CHASE ESTATES, PHASE ONE AMENDED, BEING A REPLAT OF LOT 3, BLOCK 1 AND A PART OF LOT 4, BLOCK 1, SUN CHASE ESTATES, PHASE ONE, is located within the City Limits of Killeen, Texas.

Michelle E. Lee 4204
Michelle E. Lee, RPLS (TX 5772)



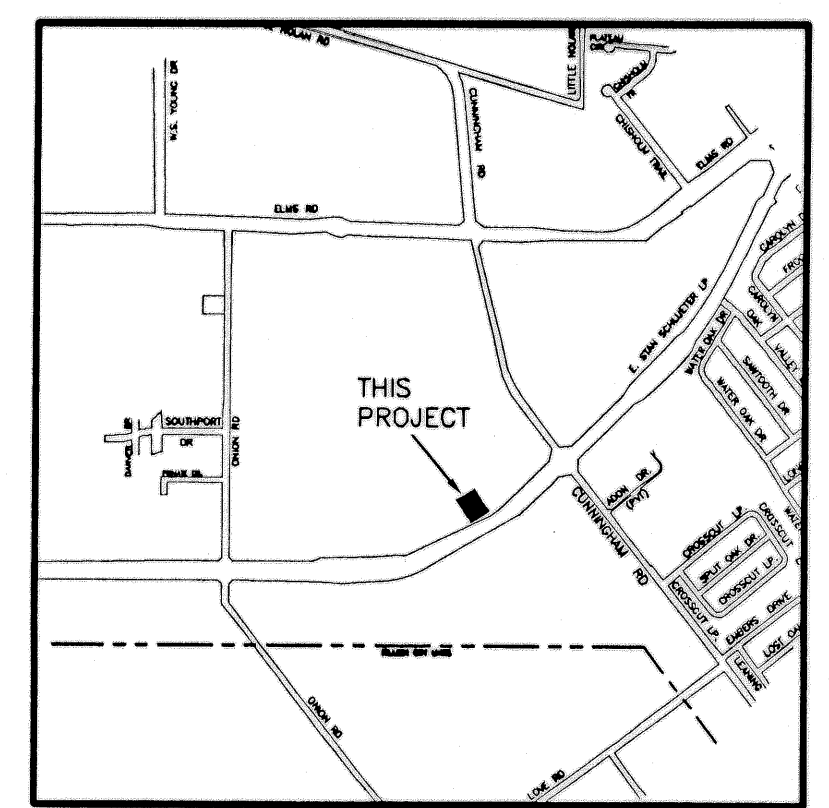
TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 19th day of April, 2004, Killeen, Bell County, Texas.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Raymond A. Lewis*



VICINITY MAP
N.T.S.

FINAL PLAT

KILLEEN ENGINEERING
& SURVEYING, LTD.

2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax

SUN CHASE ESTATES, PHASE ONE AMENDED
BEING A REPLAT OF LOT 3, BLOCK 1 AND
A PART OF LOT 4, BLOCK 1
SUN CHASE ESTATES, PHASE ONE
KILLEEN, BELL COUNTY, TEXAS

Project No.:	4007-006
Acres:	1.148
No. of Lots:	1
Scale:	1" = 100'
Date:	04/02/04
Design By:	JEC
Sheet No.:	